

ORDINANCE NO. 20100128-046

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6503 CARSON RIDGE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-neighborhood plan (CS-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0092, on file at the Planning and Development Review Department, as follows:

A 4.3 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6503 Carson Ridge in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,500 unadjusted trips per day.

PART 4. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 5. This ordinance takes effect on February 8, 2010.

PASSED AND APPROVED

January 28, 2010 §
 §
 § Lee Leffingwell
 Lee Leffingwell
 Mayor

APPROVED: David Alan Smith **ATTEST:** Shirley A. Gentry
 David Alan Smith Shirley A. Gentry
 City Attorney City Clerk

Montopolis Drive
at Carson Ridge Road
4.30 Acres
Travis County

FN 1661 (PJC)
May 14, 1984
EH&A Job No. 4930-32

DESCRIPTION OF A TRACT OR PARCEL OF LAND CONTAINING 4.30 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF THAT CERTAIN 2.34 ACRE TRACT OF LAND REFERRED TO AS "FIRST TRACT" AND ALL OF THAT CERTAIN 2 ACRE TRACT OF LAND REFERRED TO A "SECOND TRACT" CONVEYED TO KENNETH L. GORBET BY DAVID C. CARSON AS RECORDED IN VOLUME 1279, PAGE 489 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.30 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4 inch iron pipe found for the point of intersection of the Southeasterly right-of-way line of Montopolis Drive with the Southwesterly right-of-way line of Carson Ridge Road and also being the most Northerly corner of said 2.34 acre tract;

THENCE, with the Southwesterly right-of-way line of Carson Ridge Road and the Northeasterly line of said 2.34 acre tract, S 61° 36' 12" E, a distance of 523.06 feet to a 1 inch bolt found at a point of curvature, said point being also the most Westerly corner of that certain tract of land described in a deed to the City of Austin, of record in Volume 7747, Page 464 of the Deed Records of Travis County, Texas;

THENCE, with the Southwesterly right-of-way line of said Carson Ridge Road, being also the Southwest line of said City of Austin tract the two (2) courses and distances which follow:

1. a distance of 24.23 feet along the arc of a curve to the right, the central angle of which is 106° 25' 08", the radius of which is 30.00 feet and the chord of which bears S 38° 14' 13" E, a distance of 23.58 feet to a point of reverse curvature, and
2. a distance of 80.17 feet along the arc of a curve to the left, the central angle of which is 106° 35' 34", the radius of which is 50.00 feet and the chord of which bears S 68° 30' 10" E, a distance of 80.17 feet to a point of tangency of said curve in the Northeasterly line of said 2.34 acre tract;

THENCE, S 59° 47' 12" E, with the Southwesterly right-of-way line of Carson Ridge Road and the Northeasterly line of said 2.34 acre tract a distance of 4.91 feet to a 3/4 inch iron pipe found for the most Easterly corner of said 2.34 acre tract, being also the most Northerly corner of that certain tract of land described in deed to R. B. Thrasher, of record in Volume 1785, Page 26 of the Deed Records of Travis County, Texas;

THENCE, S 30° 15' 00" W, with the Southeasterly line of said 2.34 acre tract being also the Northwesterly line of said R. B. Thrasher tract, a distance of 300.14 feet to a 3/4 inch iron pipe found for the most Southerly corner of said 2 acre tract being also the Northeasterly corner of that certain tract of land referred to as "Tract No. 1" described in a deed of record in Volume 1344, Page 197 of the Deed Records of Travis County, Texas, and being also in the Northwesterly line of that certain tract of land described in deed to L. & R. Rendon, of record in Volume 2606, Page 462 of the Deed Records of Travis County, Texas;

THENCE, N 61° 33' 36" W, with the Southwesterly line of said 2 acre tract and the Northeasterly line of said "Tract No. 1" a distance of 630.68 feet to a 3/4 inch iron pipe found in the Southeasterly right-of-way line of Montopolis Drive and being the most Westerly corner of said 2 acre tract, being also the most Northerly corner of said "Tract No. 1";

Montopolis Drive
at Carson Ridge Road
4.30 Acres
Travis County

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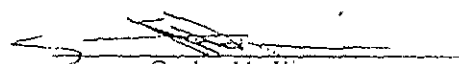
THENCE, N 30° 32' 05" E, with the Northeasterly right-of-way line of Montopolis Drive, a distance of 299.59 feet to the POINT OF BEGINNING and containing within these metes and bounds 4.30 acres of land, more or less.

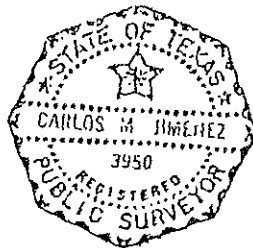
THE STATE OF TEXAS I
 I KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS I

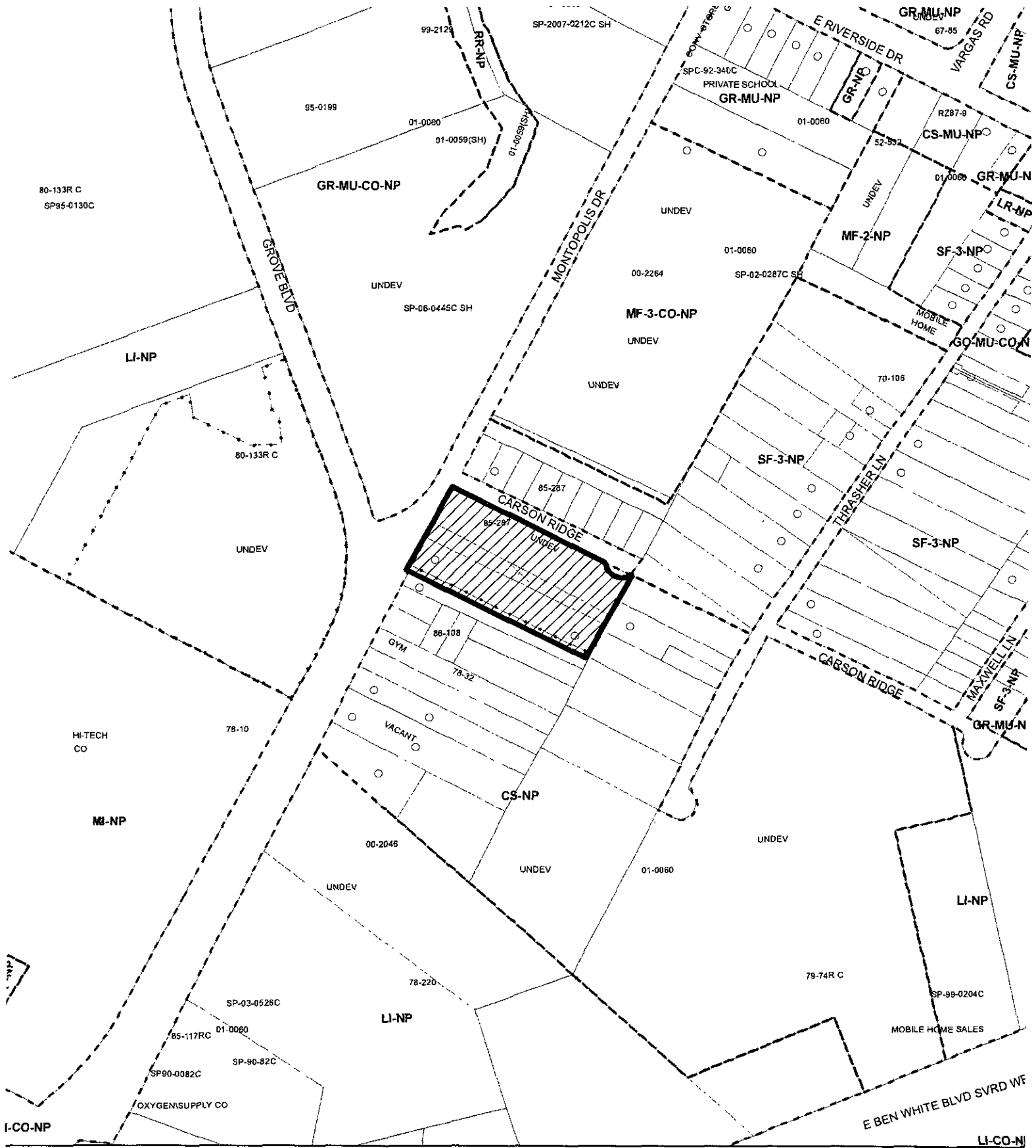
That I, Carlos M. Jimenez, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the
15th day of MAY, 1984, A.D.

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
P.O. Box 519
Austin, Texas 78767





Carlos M. Jimenez
Registered Public Surveyor
No. 3950 - State of Texas





ZONING *EXHIBIT B*

ZONING CASE#: C14-2009-0092
 ADDRESS: 6503 CARSON RIDGE
 SUBJECT AREA: 4.3 ACRES
 GRID: L18
 MANAGER: J. HARDEN

 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness